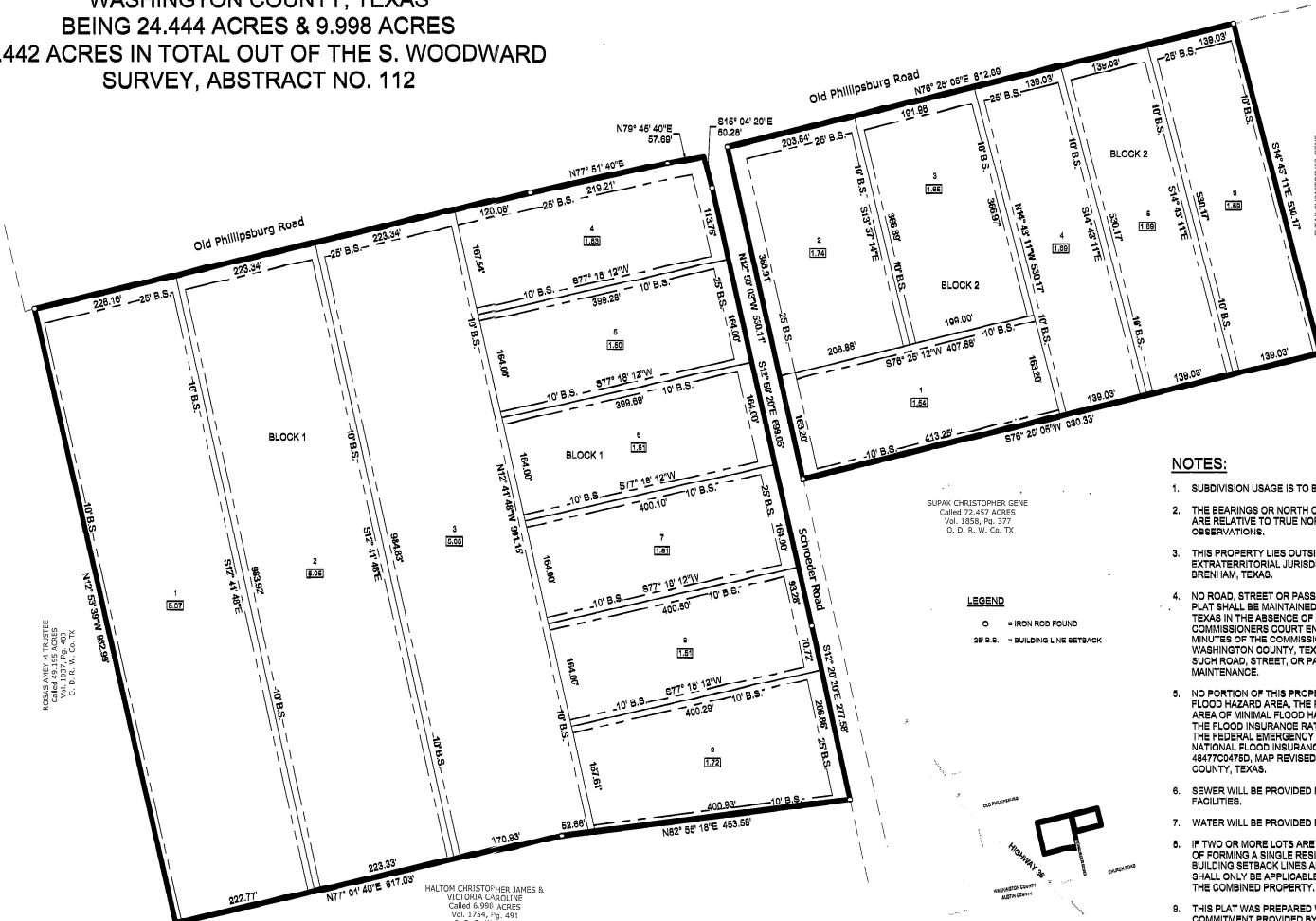
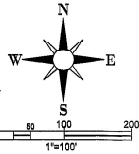


FINAL PLAT OF PORCH SWING PLANTATION

WASHINGTON COUNTY, TEXAS
BEING 24.444 ACRES & 9.998 ACRES

34.442 ACRES IN TOTAL OUT OF THE S. WOODWARD
SURVEY, ABSTRACT NO. 112



SUPAK CHRISTOPHER GENE
Called 72.457 ACRES
Vol. 1856, Pg. 377
O. D. R. W. Co. TX

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Vol. 1856, Pg. 377
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LEGEND

- O = IRON ROD FOUND
- 28' B.S. = BUILDING LINE SETBACK

NOTES:

1. SUBDIVISION USAGE IS TO BE SINGLE FAMILY RESIDENTIAL.
2. THE BEARINGS OR NORTH ORIENTATION SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS.
3. THIS PROPERTY LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DREHN, TEXAS.
4. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET, OR PASSAGEWAY FOR COUNTY MAINTENANCE.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0475D, MAP REVISED MAY 16, 2016, WASHINGTON COUNTY, TEXAS.
6. SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
7. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS.
8. IF TWO OR MORE LOTS ARE COMBINED WITH THE INTENT OF FORMING A SINGLE RESIDENTIAL PROPERTY, THE BUILDING SETBACK LINES AND UTILITY EASEMENT LINES SHALL ONLY BE APPLICABLE TO PERIMETER LOT LINES OF THE COMBINED PROPERTY.
9. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, BRAHAM, TEXAS, AS AN AGENT FOR WESTCOOR LAND TITLE INSURANCE COMPANY, GF NO. 23-395-WASH, EFFECTIVE DATE OF JULY 13, 2023 & GF NO. 23-395-WASH, EFFECTIVE DATE OF JULY 13, 2023.

VICINITY MAP
1"=200'



OWNER/DEVELOPER
PORCH SWING INVESTMENTS, LLC
PO BOX 907
WALLIS, TX 77485

SURVEYOR
STEINKAMP, INC.
609 8TH STREET
ROSENBERG, TX 77471
FIRM NO. 10005000

PROJECT INFORMATION
TOTAL LOTS: 16 SINGLE FAMILY
TOTAL TRACTS: 0
TOTAL AREA: 34.442 ACRES

HALTON CHRISTOPHER JAMES &
VICTORIA CAROLINE
Called 6.998 ACRES
Vol. 1754, Pg. 491
O. D. R. W. Co. TX